



## Agenda for Meeting 08-2014

### CITY OF ROCKVILLE PLANNING COMMISSION

Don Hadley, Chair

David Hill  
Anne Goodman  
Jack Leiderman

Charles Littlefield  
Dion Trahan  
John Tyner, II

**Wednesday, April 23, 2014**  
**7:00 p.m. Mayor and Council Chamber**  
**City Hall, 111 Maryland Avenue**

Andrew Gunning, Staff Liaison  
Marcy Waxman, Senior Assistant City Attorney

*Planning Commission Agenda and Staff Reports online:*  
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

#### I. REVIEW AND ACTION

- A. **Final Record Plat PLT2014-00533**, RCG Development LLC, 209 and 211 Virginia Avenue - A Final Record Plat Application for the recordation of two existing, single unit detached dwelling residential properties. Proposed Lot 37 will contain 7,633 square feet of land and proposed Lot 38 will contain 7,042 square feet. The property is located in the R-60, Single Unit Detached Dwelling Residential Zone. **Planner:** Margaret Hall, 240-314-8226.
- B. **Time Extension for Site Plan Application STP2012-00112**, 1900 Chapman Project Owner, LLC, 1900 Chapman Avenue - A request for both remaining 6-month Time Extensions for the application that request for the Site Plan application that was granted on August 8, 2012 for two, six-story building containing a total of 660,373 square feet of gross floor area. The approved mix-of-uses includes 658 multiple-unit residential apartments, 3,731 square feet of amenity space, a 1,443 square foot leasing office and 5,152 square feet of office tenant space. The property is located in the MXTD, Mixed-Use Transit District. **Planner:** Margaret Hall, 240-314-8226.
- C. **Waiver Application WAV2014-00005**, Hungerford Retail II, LLC c/o Tony Greenburg - a request to reduce the number of required vehicular parking spaces for a mixed used development containing commercial, restaurant, and office uses, approved under Level 1 Site Plan STP2013-00145. The subject property is located at 275 North Washington Street and zoned MXCD (Mixed Use Corridor District). **Planner:** Cas Chasten, 240-314-8223      **Attachments:** [4](#) | [5](#) | [6](#) | [7](#)

**II. COMMISSION ITEMS**

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business
- D.** Minutes
- E.** FYI Correspondence

**III. ADJOURN**

## HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

### I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

*Note: The Planning Commission may ask questions of any party at any time during the proceedings.*

### II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 p.m. (if no live meeting)  
Sundays at 7:00 p.m.  
Mondays, Thursdays and Saturdays at 1:00 p.m.  
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: [www.rockvillemd.gov/VideoOnDemand](http://www.rockvillemd.gov/VideoOnDemand).

### IV. FUTURE MEETING DATES

May 14, 2014  
May 28, 2014  
June 11, 2014 – Location and date TBD  
June 25, 2014

### V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: [www.rockvillemd.gov/DevelopmentWatch](http://www.rockvillemd.gov/DevelopmentWatch). New applications filed since April 14, 2014.

STP2014-000206, 5750 Fishers Lane for parking array.

### VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: [www.rockvillemd.gov/cpds](http://www.rockvillemd.gov/cpds)

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information